

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
CAMERON JONES

GREG HITCHENS
DIANNE von BORSTEL

January 11, 2010
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Medical Marijuana
- B. Downtown Events
- C. Zoning Ordinance Update
- D. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE DECEMBER 11, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA10-070 2262 South Orange (Council District 3) - Requesting a Variance to allow a shade structure to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00341) **Continued from the December 14, 2010 meeting**

Staff Planner: Lesley Davis

Staff recommendation: Continuance to the February 8th, 2011 meeting

Board decision: Continued to the February 8th, 2011 meeting.

- *2. BA11-001 4248 East Broadway Road (Council District 2) Requesting a Special Use Permit to allow an electronic message display to change more often than once an hour in the R1-15 zoning district. PLN2010-00360

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

3. BA11-002 1926 South Crismon Road (Council District 6) Requesting a Special Use Permit (SUP) to allow a Commercial Communication Tower to exceed the maximum height allowed in the C-2 zoning district. PLN2010-00347

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

- *4. BA11-003 740 West Broadway Road (Council District 4) Requesting a Development Incentive Permit to allow the redevelopment of a metal recycling center in the M-2 zoning district. PLN2010-00270

Staff Planner: Lesley Davis

Staff recommendation: Continuance to the March 8th, 2011 meeting

Board decision: **Continued to the March 8th, 2011 meeting.**

- *5. BA11-004 7335 East Broadway Road (Council District 6) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing church in the R1-6 and R1-7 zoning districts. PLN2010-00361

Staff Planner: Wahid Alam

Staff recommendation: Continuance to the March 8th, 2011 meeting.

Board decision: **Continued to the March 8th, 2011 meeting.**

6. BA11-005 1955 South Signal Butte Road (Council District 6) Requesting a modification of a Special Use Permit for a Comprehensive Sign Plan in the C-2 DMP zoning district. PLN2010-00382

Staff Planner: Wahid Alam

Staff recommendation: Approved with conditions

Board decision: **Approved with conditions**

- *7. BA11-006 6555 East Southern Avenue (Council District 6) Requesting a Special Use Permit to allow the number of Special Events to exceed the maximum number of events allowed by code in the C-2 BIZ zoning district. PLN2010-00392

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

8. BA11-007 5711 South Power Road (Council District 6) Requesting a modification of a Special Use Permit for a Commercial Communication Tower in the C-2 zoning district. PLN2010-00395

Staff Planner: Angelica Guevara

Staff recommendation: Continuance to the March 8th, 2011 meeting

Board decision: Continued to the March 8th, 2011 meeting.

- *9. BA11-008 5358 East Baseline Road (Council District 6) Requesting a modification of a Special Use Permit for a Comprehensive Sign Plan in the C-1 DMP zoning district. PLN2010-00399

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

D. OTHER BUSINESS:

N/A

E. ITEMS FROM CITIZENS PRESENT.

N/A